

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flooding

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal would replace a cat slide roof to the side, with a ridged roof, and a flat roofed dormer to the rear, providing a 4th bedroom and en-suite. Two roof lights are proposed on the front elevation. Materials to match existing are proposed, with Externit Cedral cladding for the facing of the dormer and at first floor to the main house. The proposed cladding should not detract from the scheme, albeit samples will be sought, via a condition. The dormer originally came off the ridge of the main house, with windows larger than those below, contrary to the guidance in Havant's Design Guide. Following discussions, the applicant was not prepared to change the ridge roof, for a hipped roof, to reflect the adjoining semi, as this would result in the loss of too much usable floor space. An amended plan has however been submitted, which has slightly set the dormer below the ridge, with window sizes now reflecting those below. The applicant has advised that they cannot further reduce the height of the dormer, as internally it would only be approximately 2m in high. The design of the dormer reflects that built on the adjoining semi.

7.4 The semi has already been unbalanced by the changes to the roof on the adjoining semi. The proposal would also unbalance the semi, by replacing the cat slide roof with a ridge roof. However on balance, this is not considered to be significantly harmful to the character and appearance of the property, the adjoining semi or the street scene.

7.5 The rear dormer would not be visible from the street scene and would be similar in design and size to the dormer on the adjoining semi.

- 7.6 On balance, the design and appearance of the proposal is deemed appropriate in context to the main building and the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 This two storey dwelling already overlooks gardens in Bernina Avenue. The rear dormer, with three windows, would likewise overlook these rear gardens, albeit one of the windows would be obscurely glazed to service an en-suite. The separation distance between the properties would be 24m which accords with the guidance in Havant's Design Guide. The proposal would not materially change the position as to overlooking. To the side, the area proposed for the gable build up lies between 11 and 14m from the rear aspect of the adjacent property in Bernina Avenue, which again meets the Design Guide criteria. With the outlook from these properties already focussed on the existing dwelling, the additional bulk resulting from the development is not considered to result in significant harm to their outlook.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received in respect of the scheme.

7.9 (iv) Parking

- 7.10 The proposal would create a fourth bedroom. Three car parking space are shown at the front of the site, which accords with the guidance in Havant's car parking supplementary planning document and Policy DM 13 of the HBLP (Core Strategy).

(v) Flooding

- 7.11 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.12 The dwelling falls within Flood Zone 2. The proposal is for the extension and conversion of the roof. There would be no increase of built development on the ground, or increase in hardstanding at the site which would increase water run-off from the site. In view of this, the proposal should not have no undue impact on flood risk in accordance with Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 On balance, the scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity, highway safety or flood risk and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00771 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and site plans - drawing No. 101
Existing elevations and floor plan - drawing No. 201
Proposed elevations and floor plan - drawing No. 302
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the cladding to be used on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the cladding. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.